

April 3, 2007

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**

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REPORT AND DECISION

SUBJECT: Department of Development and Environmental Services File No. **L05P0019**
Proposed Ordinance no. **2007-0082**

MARTIN

Preliminary Plat Application

Location: 120 feet west of 148th Avenue Southeast, 100 feet south of Southeast
125th Street and 100 feet north of Northeast 5th Street, Renton

Applicant: CamWest Real Estate Dev., Inc.
represented by **Robert Johns**, Attorney
Johns Monroe Mitsunaga
1601 - 114th Ave. SE, # 110
Bellevue, Washington 98004
Telephone: (425) 467-9960
Facsimile: (425) 451-2818

King County: Department of Development and Environmental Services (DDES)
represented by **Karen Scharer**
900 Oakesdale Avenue Southwest
Renton, Washington 98055-1219
Telephone: (206) 296-7114
Facsimile: (206) 296-7051

SUMMARY OF RECOMMENDATIONS/DECISION:

Department's Preliminary Recommendation:

Approve, subject to conditions

Department's Final Recommendation:

Approve, subject to conditions (modified)

Examiner's Decision:

Approve, subject to conditions (modified)

EXAMINER PROCEEDINGS:

Hearing Opened:

March 22, 2007

Hearing Closed:

March 22, 2007

Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

ISSUES AND TOPICS ADDRESSED:

- Access
- Surface water drainage
- Property ownership and encroachments

SUMMARY:

The proposed subdivision of 3.71 acres into 31 lots in the urban area is approved subject to conditions.

FINDINGS, CONCLUSIONS & DECISION: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS:

1. General Information:

Developer:	Camwest Real Estate Development, Inc. 9720 NE 120 th Place, Suite 100 Kirkland, WA 98034 Contact: Sara Slatten 425-825-1955
Engineer:	Triad Associates 12112 115 th Ave NE Kirkland, WA 98034 Contact: Gerry Buck 425-821-8448
STR:	10-23-05
Location:	120 feet west of 148 th Ave SE, 100 feet south of SE 125 ^h St., and 100 feet north of NE 5 th St. (Renton)
Parcel:	102305 9383
Zoning:	R-4
Acreage:	3.71 acres
Number of Lots:	13
Density:	Approximately 3.5 units per acre
Lot Size:	6,700 – 7,600 square feet in size
Proposed Use:	Single Family Detached Dwellings
Sewage Disposal:	City of Renton
Water Supply:	Water District # 90
Fire District:	City of Renton
School District:	Issaquah School District

Complete Application Date: October 26, 2005

2. Except as modified herein, the facts set forth in the King County Land Use Services Division's preliminary report to the King County Hearing Examiner for the March 22, 2007, public hearing are found to be correct and are incorporated herein by this reference. The LUSD staff recommends approval of the application, subject to conditions.
3. This proposed subdivision is south and east of the plat of Shamrock. Access to this subdivision will be from 148th Avenue Southeast, through the north portion of Shamrock, and from Northeast 4th Street, through the south portion of Shamrock. This plat will participate in funding a traffic signal and associated improvements being constructed at the intersection of SR 900 and 148th Avenue Southeast, to mitigate its adverse impacts to that intersection and the intersection of 164th Avenue Southeast and SR 900.

This subdivision will also construct road frontage and off-site improvements along Southeast 125th Street, west from the project entrance, to connect with 144th Place Southeast, to provide access to the south. These improvements are planned to be constructed partly on right-of-way dedicated to King County by the recorded plat of Shamrock. The adjacent property owner claims an interest in a portion of the Southeast 125th Street right-of-way dedicated by Shamrock. However, King County does not recognize that interest as impairing the right-of-way dedication. In the event it is determined through legal proceedings that the property to the west is not available as dedicated right-of-way, the access to the Martin plat from the north would be sufficient to serve this development without an alternative access to the west and south.

4. The Martin property slopes down from east to west. No surface water runoff from the planned development of the Martin property will flow onto the adjacent properties to the east.
5. There will be no access to any of the lots within the proposed subdivision directly from 148th Avenue Southeast. The strip of land approximately 120 feet by 15 feet, that is shown as a panhandle of proposed lot 5, will be segregated from lot 5 and established as a separate tract.
6. All students residing within the subject property will be bussed to the elementary, junior high and high schools that serve the area. The bus stop that is proposed to serve students within this plat will be located at Southeast 124th Street and 148th Avenue Southeast. With the construction of urban improvements within this subdivision, safe walking conditions will exist from all lots within this plat to the bus stop. Improvements necessary to be made on 148th Avenue Southeast to provide for a safe bus loading zone will be constructed by other developments that are required to make improvements to 148th Avenue Southeast. The subject property has no frontage on 148th Avenue Southeast, other than the 15 foot wide "panhandle" tract that is used for a driveway to an adjacent property owner's garage.

CONCLUSIONS:

1. If approved subject to the conditions recommended below, the proposed subdivision will comply with the goals and objectives of the King County Comprehensive Plan, subdivision and zoning codes, and other official land use controls and policies of King County.
2. If approved subject to the conditions recommended below, this proposed subdivision will make appropriate provision for the public health, safety and general welfare, and for open spaces,

drainage ways, streets, other public ways, transit stops, potable water supply, sanitary waste, parks and recreation, playgrounds, schools and school grounds and safe walking conditions for students who only walk to school; and it will serve the public use and interest.

3. The conditions for final plat approval recommended below are in the public interest and are reasonable and proportionate requirements necessary to mitigate the impacts of the development upon the environment.
4. The dedications of land or easements within and adjacent to the revised preliminary plat, as required for final plat approval or as shown on the proposed preliminary plat submitted by the Applicant on April 21, 2006, are reasonable and necessary as a direct result of the development of this proposed plat, and are proportionate to the impacts of the development.
5. The applicant has agreed to provide off site improvements on the alignment of Southeast 125th Street, between the plat entrance road and 144th Place Southeast, in order to provide improved access to future residents of the subdivision, as well as the residents of the adjacent plat of Shamrock to the north and west of the subject property. In the event dedicated right-of-way is not available to complete those improvements, access to the north only will be sufficient to adequately serve the proposed subdivision.
6. The proposed plat of Martin will have no adverse impact upon surface water drainage that affects, or will affect, the adjacent properties lying between the Martin plat and 148th Avenue Southeast.

DECISION:

The proposed preliminary plat of Martin, as revised and received on April 21, 2006, is approved, subject to the following conditions of final plat approval:

1. Compliance with all platting provisions of Title 19A of the King County Code.
2. All persons having an ownership interest in the subject property shall sign on the face of the final plat a dedication that includes the language set forth in King County Council Motion No. 5952.
3. The plat shall comply with the base density and minimum density requirements of the R-4 zone classification. All lots shall meet the minimum dimensional requirements of the R-4 zone classification or shall be shown on the face of the approved preliminary plat, whichever is larger, except that minor revisions to the plat which do not result in substantial changes may be approved at the discretion of the Department of Development and Environment Services.

All plat boundary discrepancies shall be resolved to the satisfaction of DDES prior to the submittal of the final plat documents. As used in this condition, "discrepancy" is a boundary hiatus, an overlapping boundary or a physical appurtenance which indicates an encroachment, lines of possession or a conflict of title.

4. The applicant must obtain final approval from the King County Health Department.

5. All construction and upgrading of public and private roads shall be done in accordance with the King County Road Standards established and adopted by Ordinance No. 11187, as amended (1993 KCRS).
6. The applicant must obtain the approval of the King County Fire Protection Engineer for the adequacy of the fire hydrant, water main, and fire flow standards of Chapter 17.08 of the King County Code.

All future residences constructed within this subdivision are required to be sprinklered (NFPA 13D) unless the requirement is removed by the King County Fire Marshal or his/her designee. The Fire Code requires all portions of the exterior walls of structures to be within 150 feet (as a person would walk via an approved route around the building) from a minimum 20-foot wide, unobstructed driving surface. To qualify for removal of the sprinkler requirement, driving surfaces between curbs must be a minimum of 28 feet in width when parking is allowed on one side of the roadway, and a minimum of 36 feet in width when parking is permitted on both sides. The road width requirement applies to both on-site access and roads accessing the subdivision.

Storm Drainage

7. Final plat approval shall require full compliance with the drainage provisions set forth in King County Code 9.04. Compliance may result in reducing the number and/or location of lots as shown on the preliminary approved plat. Preliminary review has identified the following conditions of approval, which represent portions of the drainage requirements. All other applicable requirements in KCC 9.04 and the Surface Water Design Manual (SWDM) must also be satisfied during engineering and final review.
 - a. Drainage plans and analysis shall comply with the 2005 King County Surface Water Design Manual. DDES approval of the drainage and roadway plans is required prior to any construction.
 - b. Standard plan notes and a construction sequence as specified in the King County drainage manual shall be shown on the engineering plans (Reference Section 7B).
 - c. A storm water pollution prevention and spill (SWPPS) plan shall be included with the project engineering plans as required in Chapter 2 of the drainage manual.
 - d. Storm water facilities shall be designed using the KCRTS conservation flow control standard. Water quality facilities shall also be provided using the basic water quality protection menu. If the proposed onsite storm water pond is used as a wet pond for water quality treatment, the facility shall be revised as necessary to comply with requirements for a 3:1 flow path for water quality treatment as outlined in the drainage manual.
 - e. To implement the required Best Management Practices (BMP's) for treatment of storm water, the final engineering plans and technical information report (TIR) shall clearly demonstrate compliance with all applicable design standards. The requirements for best management practices are outlined in Chapter 5 of the drainage manual. The design engineer shall address the applicable requirements on the final engineering plans and

provide all necessary documents for implementation. The final recorded plat shall include all required covenants, easements, notes, and other details to implement the required BMP's for site development.

- f. All runoff control facilities shall be located in a separate tract and dedicated to King County unless portions of the drainage tract are used for recreation space in accordance with KCC 21A.14.180.
- g. During preliminary review, the applicant received approval for a drainage adjustment (L06V0043) regarding the building setbacks for constructing an offsite drainage pipe within the adjacent plat of Shamrock. The final engineering plans shall show the design requirements for constructing the offsite pipe and demonstrate compliance with all conditions of approval as listed in the drainage adjustment decision. To assure adequate capacity is provided for conveyance of storm water from the onsite detention pond, the overflow system and conveyance pipe shall be designed at a minimum for the 100year storm based upon developed site conditions.
- h. As depicted by field topography on the site plans, an upstream drainage basin is located east of the subject property. The final engineering plans shall be designed to address any requirements for bypass of upstream drainage as described on page 1-42 in the drainage manual. Due to groundwater conditions on the site, the design engineer shall also evaluate the need for interceptor trenches and easements for conveyance of drainage. As shown in applicants drainage report site map, an existing french drain is located in the eastern portion of the site which should be removed or relocated. Based upon the final designs, drainage easements may be required to convey surface or ground water through the project.
- i. As shown on the applicant's preliminary site plans, the existing storm system located near the west property line shall be removed during site construction. The existing pipes and catch basins shall be shown on the final engineering plans with applicable notes and/or design requirements for removal.

Access/Roads

- 8. The proposed subdivision shall comply with the 1993 King County Road Standards (KCRS) including the following requirements:
 - a. Road A shall be improved as an urban minor access street.
 - b. The frontage road (SE 125th St) along Tract A shall be improved full width as an urban subaccess street and shall extend westerly from the project entrance at 146th Ave SE to 144th Place within the Shamrock plat. Sixteen feet of additional right-of-way shall be dedicated for completion of the road improvements. A temporary cul-de-sac located on lots 38 and 39 within the Shamrock plat shall be removed upon completing the road connection. Design standards for removing a temporary cul-de-sac are provided in KCRS 2.08D. In the event off site right-of-way is not available to construct improvements to connect with 144th Place Southeast, Southeast 125th Street shall be improved in the manner stated above to the west boundary of the Martin plat. A

temporary cul-de-sac or other provision for emergency vehicle turn around may be required by the King County Fire Marshal.

- c. As shown on the preliminary plat map, an existing easement for ingress and egress is located along the north boundary of the plat and extends easterly to 148th Ave SE. Any rights of direct vehicular access to 148th Avenue Southeast granted to the Martin property by this easement shall be extinguished prior to or concurrent with final plat recording.
 - d. Street trees shall be included in the design of all road improvements, and shall comply with Section 5.03 of the KCRS.
 - e. Modifications to the road standards shown above may be considered by King County pursuant to the variance procedures in KCRS 1.08.
 - f. (Deleted)
9. There shall be no direct vehicular access between this plat and 148th Ave SE, except for the existing driveway that serves the abutting property from the 15 foot wide "panhandle" tract. A note to this effect shall appear on the engineering plans and the final plat.
10. Off-site access to the subdivision shall be over a full-width, dedicated and improved road which has been accepted by King County for maintenance. If the proposed access road has not been accepted by King County at the time of recording, then said road shall be fully bonded by the applicant of this subdivision.
11. (Deleted)

Mitigation/Impact Fees

12. The applicant or subsequent owner shall comply with King County Code 14.75, Mitigation Payment System (MPS), by paying the required MPS fee and administration fee as determined by the applicable fee ordinance. The applicant has the option to either: (1) pay the MPS fee at the final plat recording, or (2) pay the MPS fee at the time of building permit issuance. If the first option is chosen, the fee paid shall be the fee in effect at the time of plat application and a note shall be placed on the face of the plat that reads, "All fees required by King County Code 14.75, Mitigation Payment System (MPS), have been paid." If the second option is chosen, the fee paid shall be the amount in effect as of the date of building permit application.
13. Lots within this subdivision are subject to King County Code 21A.43, which imposes impact fees to fund school system improvements needed to serve new development. As a condition of final approval, fifty percent (50%) of the impact fees due for the plat shall be assessed and collected immediately prior to the recording, using the fee schedules in effect when the plat receives final approval. The balance of the assessed fee shall be allocated evenly to the dwelling units in the plat and shall be collected prior to building permit issuance.

Recreational Area

14. The plat shall provide suitable recreation space consistent with the requirements of K.C.C. 21A.14.180 and K.C.C. 21A. 14.190 (i.e., children's play equipment, sport court[s], picnic table[s], benches, etc.).
 - a. A detailed recreation space plan (i.e., location, area calculations, dimensions, landscape specs, equipment specs, etc.) shall be submitted for review and approval by DDES prior to or concurrent with the submittal of engineering plats.
 - b. A performance bond for recreation space improvements shall be posted prior to recording of the plat.

Other

15. A homeowners' association or other workable organization shall be established to the satisfaction of DDES which provides for the ownership and continued maintenance of the recreation, open space and/or sensitive area tract(s).
16. To implement K.C.C. 16.82 which applies to the site, a detailed tree retention plan shall be submitted with the engineering plans for the subject plat. The tree retention plan (and engineering plans) shall be consistent with the requirements of K.C.C. 16.82, as well as the conceptual tree retention plan (dated April 21, 2006). No clearing of the subject property is permitted until the final tree retention plan is approved by LUSD. Flagging and temporary fencing of trees to be retained shall be provided, consistent with K.C.C. 16.82. The placement of impervious surfaces, fill material, excavation work, or the storage of construction materials is prohibited within the fenced areas around preserved trees, except for grading work permitted pursuant to K.C.C. 16.82.
17. Street trees shall be provided as follows (per KCRS 5.03 and K.C.C. 21A.16.050):
 - a. Trees shall be planted at a rate of one tree for every 40 feet of frontage along all roads. Spacing may be modified to accommodate sight distance requirements for driveways and intersections.
 - b. Trees shall be located within the street right-of-way and planted in accordance with Drawing No. 5-009 of the 1993 King County Road Standards, unless King County Department of Transportation determines that trees should not be located in the street right-of-way.
 - c. If King County determines that the required street trees should not be located within the right-of-way, they shall be located no more than 20 feet from the street right-of-way line.
 - d. The trees shall be owned and maintained by the abutting lot owners *or* the homeowners association or other workable organization unless the county has adopted a maintenance program. Ownership and maintenance shall be noted on the face of the final recorded plat.

- e. The species of trees shall be approved by DDES if located within the right-of-way, and shall not include poplar, cottonwood, soft maples, gum, any fruit-bearing trees, or any other tree or shrub whose roots are likely to obstruct sanitary or storm sewers, or that is not compatible with overhead utility lines.
- f. The applicant shall submit a street tree plan and bond quantity sheet for review and approval by DDES prior to engineering plan approval.
- g. The street trees must be installed and inspected, or a performance bond posted prior to recording of the plat. If a performance bond is posted, the street trees must be installed and inspected within one year of recording of the plat. At the time of inspection, if the trees are found to be installed per the approved plan, a maintenance bond must be submitted or the performance bond replaced with a maintenance bond, and held for one year. After one year, the maintenance bond may be released after DDES has completed a second inspection and determined that the trees have been kept healthy and thriving.
- h. A landscape inspection fee shall also be submitted prior to plat recording. The inspection fee is subject to change based on the current county fees.

SEPA

- 18. The following have been established by SEPA as necessary requirements to mitigate the adverse environmental impacts of this development. The applicants shall demonstrate compliance with these items prior to final approval.
 - 1.) To mitigate the significant adverse impact the plat of Martin will have on the intersections of SR 900/148th Ave SE and SR 900/164th Ave SE, the applicant shall install, either individually or in conjunction with other development projects in this area, the following improvements at the SR 900/148th Ave intersection:
 - A traffic signal, and
 - Eastbound and westbound left turn lanes

The design for the SR 900/148th Ave intersection improvements shall be approved by the Washington State Department of Transportation (and by King County to the extent such improvements are located in County right-of-way). In addition, at a minimum, the existing entering sight distance looking east for the north and south legs of the intersection (602 feet and 386 feet, respectively) shall not be reduced as part of the intersection improvements. Documentation shall be submitted to show this requirement is met. All construction work associated with the intersection improvements shall be completed between April 1st and September 30th. This seasonal restriction shall be clearly shown on the final engineering plans.

In lieu of the installation of the above-noted intersection improvements prior to final plat approval, the applicant may post a financial guarantee with WSDOT which assures the installation of these improvements within two years of the recording of Martin. In this event, intersection improvement design must be approved by WSDOT prior to King County approval of the engineering plans for Martin.

If the above-noted intersection improvements have already been made by others prior to the recording of Martin, or a financial guarantee has been posted by others which assures the

installation of these improvements, then the applicant for Martin shall pay a pro-rata share dollar amount to the developer who has made the improvements or “bonded” for the improvements, in an amount proportional to the impacts of Martin. The pro-rata share dollar amount to be paid shall be set by WSDOT, and documentation shall be provided by the Martin applicant to the King County Land Use Services Division to show this payment has been made, prior to final plat recording. The pro-rata dollar amount to be paid shall be based on the following:

- The final Martin lot count
- The trip distribution for Martin
- The total trips contributed to the intersection of SR 900/148th Ave by the plats of Aster Park (L00P0024), Stone Ridge (L99P3008), East Renton (L02P0005), Shamrock (L02P0014), Rosemonte (aka Ironwood – L03P0018), Martin (L05P0019) and any future land use applications submitted to King County for which compliance with the King County Intersection Standards (KCC 14.80) is required at either the SR 900/148th Ave intersection, or the SR 900/164th Ave High Accident Location.

In the event that either King County or WSDOT adopts a formal “latecomer’s” system prior to final plat recording, that system may be followed in lieu of the approach described above, at the discretion of the applicant, as long as at a minimum there is a financial guarantee which assures the above-noted intersection improvements will be installed within two years of the date of recording of the plat of Martin. [Comprehensive Plan Policy T-303 and King County Code 21A.28.060A]

- 2.) Documentation shall be provided to demonstrate to the satisfaction of WSDOT that stopping sight distance (360 feet) is available on the east leg of the SR 900/148th Ave intersection. The intersection shall be modified by the applicant, if necessary, so that this stopping sight distance requirement is met on the east leg. In addition, the applicant shall clear vegetation within the right-of-way along SR 900, east of 148th Ave., to maximize the entering sight distance for the north and south legs of the intersection. [Comprehensive Plan Policy T-303 and King County Comprehensive Policy T-303 and King County Code 21A.28.060A]

ORDERED this 3rd day of April, 2007.

James N. O’Connor
King County Hearing Examiner *pro tem*

TRANSMITTED this 3rd day of April, 2007, to the parties and interested persons of record:

Safit Basic
12601 - 148th Ave. SE
Renton WA 98059

Joel Delange
12438 - 148th Ave. SE
Renton WA 98059

Keith & Cathy Gilbert
12609 - 148th Ave. SE
Renton WA 98059

Robert D. Johns
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Andy T. Phung
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Kelly Whiting
KC DOT, Rd. Srvcs. Div.
MS KSC-TR-0231

NOTICE OF RIGHT TO APPEAL

In order to appeal the decision of the Examiner, written notice of appeal must be filed with the Clerk of the King County Council with a fee of \$250.00 (check payable to King County Office of Finance) ***on or before April 17, 2007***. If a notice of appeal is filed, the original and six (6) copies of a written appeal statement specifying the basis for the appeal and argument in support of the appeal must be filed with the Clerk of the King County Council ***on or before April 24, 2007***. Appeal statements may refer only to facts contained in the hearing record; new facts may not be presented on appeal.

Filing requires actual delivery to the Office of the Clerk of the Council, Room 1025, King County Courthouse, 516 3rd Avenue, Seattle, Washington 98104, prior to the close of business (4:30 p.m.) on the date due. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. The Examiner does not have authority to extend the time period unless the Office of the Clerk is not open on the specified closing date, in which event delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

If a written notice of appeal and filing fee are not filed within fourteen (14) calendar days of the date of this report, or if a written appeal statement and argument are not filed within twenty-one (21) calendar days of the date of this report, the decision of the hearing examiner contained herein shall be the final decision of King County without the need for further action by the Council.

MINUTES OF THE MARCH 22, 2007, PUBLIC HEARING ON DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES FILE NO. L05P0019.

James N. O'Connor was the Hearing Examiner in this matter. Participating in the hearing were Karen Scharer, Pete Dye, Kristen Langley and Ray Florent representing the Department; Robert Johns representing the Applicant, and Andy Phung and Safet Basic.

The following Exhibits were offered and entered into the record:

- Exhibit No. 1 DDES file no. L05P0019
- Exhibit No. 2 DDES March 22, 2007, preliminary report for file no. L05P0019, with attachments as follow:
 - 2.1. Plat Map w/13 Lot Plat Design
 - 2.2. City of Renton Sewer Availability
 - 2.3. Surface Water Management Variance/L06V0043
 - 2.4. Density Calculations w/R-4 zoning
 - 2.5. ROW/Easement Exhibit, 2 pages
- Exhibit No. 3 Application for land use permit/plat no. L05P0019 received 9/28/2005
- Exhibit No. 4 SEPA Checklist received 9/28/2005
- Exhibit No. 5 SEPA Mitigated Determination of Nonsignificance issued 1/26/2007
- Exhibit No. 6 Affidavit of posting for Notice of Application indicating posting date of 11/4/2005; received by DDES on 11/8/2005
- Exhibit No. 7 Revised Site plan (13 lot preliminary plat map) received 4/21/2006
- Exhibit No. 8 Assessor's maps (2) - SE 10-23-05 & SW 11-23-05
- Exhibit No. 9 Level 1 Downstream Analysis by Triad Associates, date received 9/28/2005
- Exhibit No. 10 Traffic Impact Analysis by Transportation Engineering NorthWest , received 4/21/2006
- Exhibit No. 11 Request for School Information Form from Issaquah School District, received 11/12/2005
- Exhibit No. 12 Email from Sara Slatten to Noreen Anderson dated 4/6/2005, with 14 pages of attachments
- Exhibit No. 13 Vicinity Map for L05P0019, L03P0018 & L02P0005, prepared by KC staff on 3/19/2007
- Exhibit No. 14 DDES Field Report and GIS Information dated 11/3/2005
- Exhibit No. 15 Letter (with 17 attachments) from A Phung, received 4/18/2006
- Exhibit No. 16 Email to & from A Phung, re: ownership of 16' wide strip, dated 11/23/2005
- Exhibit No. 17 Email (with 7 attachments) from Safet Basic re: road improvements & flooding dated 2/6/2006
- Exhibit No. 18 Letter from Sara Slatten re: response to request for information & Phung/ownership, dated 6/22/2006
- Exhibit No. 19 Email from Sara Slatten dated 7/12/2006 regarding Summary of An Phung discussions, forwarded by Kim Claussen on 7/13/2006 with 3 attachments

- Exhibit No. 20 Letter (with enclosures – 3 pages) from Eric Campbell of CamWest to A Phung re: resolution of property ownership, etc, dated 9/14/2005
- Exhibit No. 21 11/21/2005 email from Safet Basic regarding property lines & noise with undated response from Lanny Henoch
- Exhibit No. 22 11/28/2005 email from K & C Gilbert with 11/29/2005 response re: sewer extension to their property
- Exhibit No. 23 Email from Ray Florent re: ownership documentation, dated 6/22/2006
- Exhibit No. 24 Email from Ray Florent re: ownership documentation, dated 6/28/2006
- Exhibit No. 25 Letter from A Phung, re: property ownership, dated 3/19/2007
- Exhibit No. 26 Testimony of Raymond Florent dated 3/22/2007

JNOC:gao
L05P0019 RPT